

Australian Capital Territory

# **Planning and Development (Technical Amendment—Miscellaneous Amendments) Plan Variation 2012 (No 1)\***

**Notifiable instrument NI2012—412  
Technical Amendment No 2012-25**

made under the

***Planning and Development Act 2007, section 89 (Making technical amendments)***

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This Technical Amendment commences on 10 August 2012.

Technical Amendment Number 2012-25 to the Territory Plan has been approved by the Planning and Land Authority.

Ben Ponton  
Delegate of Planning and Land Authority

8 August 2012

\*Name amended under Legislation Act, s 60

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**ACT**

Government

Environment and  
Sustainable Development

**ACT Planning and  
Land Authority**

Planning and Development Act 2007

# **Technical Amendment to the Territory Plan Variation 2012 – 25**

Miscellaneous amendments -  
Residential Zones -Single Dwelling Housing  
Development Code  
Residential Zones - Multi Unit Housing  
Development Code  
City Centre Development Code

August 2012

# Contents

1.	INTRODUCTION .....	3
1.1	Purpose .....	3
1.2	Public consultation.....	3
1.3	Process.....	3
2.	EXPLANATION .....	4
2.1	Residential Zones - Single Dwelling Housing Development Code .....	4
2.2	Residential Zones - Multi Unit Housing Development Code .....	4
2.3	City Centre Development Code .....	5
3.	TECHNICAL AMENDMENT .....	6
3.1	Residential Zones - Single Dwelling Housing Development Code .....	6
3.2	Residential Zones - Multi Unit Housing Development Code .....	6
3.3	City Centre Zone Development Code .....	7

# 1. INTRODUCTION

## 1.1 Purpose

### *Single Dwelling and Multi Unit Housing Development Codes*

This technical amendment to the Territory Plan seeks to ensure consistency in both of the codes by inserting a note regarding chamfered corners into the relevant sections.

### *City Centre Development Code*

This technical amendment will correct rule R84 by deleting an incorrect reference.

## 1.2 Public consultation

Under section 88 of the *Planning and Development Act 2007* (the Act) this type of technical amendment is not subject to public consultation.

## 1.3 Process

This technical amendment has been prepared in accordance with section 87 of the *Planning and Development Act 2007* (the Act). The planning and land authority must notify the public of the commencement of this technical amendment.

## 2. EXPLANATION

### 2.1 Residential Zones - Single Dwelling Housing Development Code

#### 2.1.1 Changes related to chamfered corners

A note regarding the treatment of chamfers appears below Table 1 of rule R30 in the single dwelling housing development code but not below Table 1 of rule R82. To maintain consistency, the same note will be inserted into the relevant parts of the single dwelling housing development code.

#### Compliance with the *Planning and Development Act 2007*

Section	Statement
s87(b) a variation that – (i) would not adversely affect anyone’s rights if approved; and (ii) has as its only object the correction of a formal error in the plan	Compliant.

### 2.2 Residential Zones - Multi Unit Housing Development Code

#### 2.2.1 Changes related to chamfered corners

A note regarding the treatment of chamfers appears below Table 1 of rule R30 in the single dwelling housing development code but not in the relevant parts of the multi unit housing development code. To maintain consistency, the same note will be inserted into the relevant parts of the multi unit housing development code.

#### Compliance with the *Planning and Development Act 2007*

Section	Statement
s87(b) a variation that – (iii) would not adversely affect anyone’s rights if approved; and (iv) has as its only object the correction of a formal error in the plan	Compliant.

## 2.3 City Centre Development Code

### 2.3.1 Change to rule R84

At the beginning of the first sentence, there is an incorrect reference to 'R1'. Therefore 'R1' will be deleted.

#### Compliance with the *Planning and Development Act 2007*

Section	Statement
s87(b) a variation that – (i) would not adversely affect anyone's rights if approved; and (ii) has as its only object the correction of a formal error in the plan	Compliant.

### 3. TECHNICAL AMENDMENT

#### 3.1 Residential Zones - Single Dwelling Housing Development Code

**1 Part C(4), Element 2. Building and Site Controls, 2.2 Front setback, rule R82**

*insert*

below Table 1: Front Boundary Setbacks:

Chamfers are ordinarily found at the corner of a block at the junction of streets. Chamfers may be included in the secondary street frontage, but only if the length of the chamfer is less than the length of the front boundary.

#### 3.2 Residential Zones - Multi Unit Housing Development Code

**2 Part C(1), Element 2. Building and Site Controls, 2.1 Front Street Setback, rule R54**

*insert*

below Table 1: Front Street Setback:

Chamfers are ordinarily found at the corner of a block at the junction of streets. Chamfers may be included in the secondary street frontage, but only if the length of the chamfer is less than the length of the front boundary.

**3 Part C(3), Element 2. Building and Site Controls, 2.1 Front setback, rule R105**

*insert*

below Table 5: Front Setback:

Chamfers are ordinarily found at the corner of a block at the junction of streets. Chamfers may be included in the secondary street frontage, but only if the length of the chamfer is less than the length of the front boundary.



### 3.3 City Centre Zone Development Code

#### 4 Part (B) General Development Control, Element 6. Environment, 6.1 Water Sensitive Urban Design, rule R84

*omit*

'R1' from the beginning of the first sentence.

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
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SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

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